GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

ITE&C Dept. — Promotions — Allotment of 22.19 Acres of land to M/s. Cognizant Technology Solutions India Pvt. Ltd. at Madhurawada Village, Visakhapatnam Rural Mandal, Visakhapatnam District by APIIC for setting up an IT/ITeS campus, and consideration of the project under the AP IT & GCC Policy (4.0) 2024–25 for extending incentives towards a proposed investment of INR 1582.98 crores with an employment potential of 8000 jobs– Orders — Issued.

INFORMATION TECHNOLOGY, ELECTRONICS & COMMUNICATIONS (PROMOTION WING) DEPARTMENT

G.O.Ms.No.21 **Dated: 01.07.2025**

Read the following:

1. G.O.Ms.No.9, IT, E&C (Promotion Wing) Department., dt:12.12.2024.
2. Proposal of M/s. Cognizant Technology Solutions India Pvt Ltd, dt:16.05.2025.
3. NF.No APIIC-17/122/2025-ASSET MGMT-APIIC, dt:13.06.2025 .
4. Minutes of the 10th SIPC meeting held on 14.06.2025.
5. Minutes of the 7th SIPB meeting held on 19.06.2025.
6. U.O.No.234/2025, dated 24.06.2025, of G.A. Cabinet Dept.

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ORDER:

Post the bifurcation of the erstwhile State of Andhra Pradesh, the residual State was deprived of its principal economic and administrative hub- Hyderabad, which historically served as the nucleus for information technology (IT), industrial, and commercial activities. To restore economic balance and attract substantial investments, it is crucial to develop alternative high-growth economic zones like Visakhapatnam. Initiatives such as offering land at subsidized rates can accelerate this development, positioning Visakhapatnam as a new economic powerhouse for the State.

2. Visakhapatnam (Vizag) has emerged as a prominent IT hub, thanks to its strategic location, excellent connectivity, and well-developed infrastructure. The Government initiatives such as the development of IT parks and special economic zones drew major IT companies to the region. With continued government support and a talented workforce, Vizag is poised to attract even more IT investments and further solidify its position as a leading technology center in India.

3. In the reference 1, the Government of Andhra Pradesh issued the Andhra Pradesh IT & GCC Policy (4.0) 2024–2029 to strengthen infrastructure (Co-working and neighborhood spaces), boost employment, and attract global IT firms, including Fortune 500 companies, while fostering flexible work environments and productivity.

(P.T.O)

4. In the reference 2, M/s. Cognizant Technology Solutions India Pvt Ltd(CTS). submitted a proposal and informed that… *"the company is a global IT giant with $20 billion in annual revenue and a workforce of 350,000 associates. in India, it is the second-largest IT services employer, with 250,000 employees operating across L4 cities, covering a real estate portfolio of 18 million square feet. To enhance geographical presence, optimize costs, and leverage tier-II city talent, Cognizant has expanded into Bhubaneswar, Indore, and Ahmedabad in the past year. At a national level, the company is operating at 90-100% seat utilization, ensuring efficient workspace management while strengthening its footprint in emerging locations. Headquartered in the U.S., Cognizant is ranked 194 on the Fortune 500. M/s. CTS has submitted a proposal to establish an IT/ITeS campus in Visakhapatnam, with an investment of Rs.1582.98 crore and a potential to generate 8,000 jobs, and has requested allotment of land."*

5. In the reference 3, the APIIC identified 22.19 Acres of land at Madhurawada Village, Visakhapatnam Rural Mandal, Visakhapatnam District to Cognizant for the establishment of IT/IT-enabled services Campus with an investment of Rs.1582.98 Crore and employment potential for 8,000 persons. The Andhra Pradesh Economic Development Board (APEDB) after evaluating, recommended the proposal to the 5th Consultative Committee on Information Technology and Electronic Investments (CCITEI) meeting held on 13.06.2025. The CCITEI forwarded the proposal to the State Investment Promotion Committee (SIPC) and the SIPC approved same to be placed before SIPB.

6. Accordingly, the proposal was placed before the State Investment Promotion Board (SIPB) meeting held on 19.06.2025. The SIPB based on the recommendations of the SIPC in its meeting held on 14.06.2025, decided as follows:

"a) Approval for allotment of land at Sy.No 394, 395, 396, 397 of Madhurawada Village, Visakhapatnam Rural Mandal, Visakhapatnam District, to an extent of 22.19 Acres to M/s. Cognizant Technology Solutions India Pvt Ltd. at a cost of INR 0.99 (ninety-nine paise only) on entire land, upon the condition that the Company operationalizes phase 1 of operations, by June-2028 and also to commence with atleast 500 employees in a leased facility by June-2026.

b) Allotment to be made by APIIC, duly taking possession from VMRDA.

c) Approval of the project under AP IT & GCC Policy (4.0) 2024-25 for extending the incentives as per the policy, as recommended by CCITEI."

7. The Government, after careful examination of the proposal and keeping in view the recommendations of the State Investment Promotion Board (SIPB) and the Honorable Council of Ministers, hereby approves the allotment of land measuring 22.19 acres in Sy. Nos. 394, 395, 396, and 397 of Madhurawada Village, Visakhapatnam Rural Mandal, Visakhapatnam District, to M/s. Cognizant Technology Solutions India Pvt. Ltd. at a cost of Rs. 0.99 (ninety-nine paise only) for the entire land, subject to the condition that the company operationalizes Phase 1 of its operations by June 2028 and commences operations with at least 500

(Contd…3)

employees in a leased facility by June 2026. The allotment shall be made by APIIC, after taking possession of the land from VMRDA. Also, approval for the project is given under the AP IT & GCC Policy (4.0), 2024–25, for extending incentives as per the policy. This allotment is for the establishment of an IT/ITeS campus with a proposed investment of Rs. 1582.98 crore and the potential to generate employment for 8,000 individuals.

8. The VC & MD, APIIC is requested to take necessary action.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

BHASKAR KATAMNENI
SECRETARY TO GOVERNMENT

To
M/s. Cognizant Technology Solutions India Pvt. Ltd
The Spl. Chief Secretary to Government, Revenue (CT) Department
The Secretary to Govt., Industries and Commerce Dept.
The VC&MD, APIIC Ltd, Vijayawada.
The Principal Secretary to Government, Finance Department
The Principal Secretary to Government, Energy, I&I Department
The Principal Secretary to Government, MA&UD Dept.
The Director, Industries, Andhra Pradesh
The District Collector & Magistrate, Visakhapatnam District.
The Commissioner, GVMC, Visakhapatnam.
The Commissioner, VMRDA, Visakhapatnam.
The VC&MD, VUDA, Visakhapatnam.
The CMD, APEPDCL, Visakhapatnam.

Copy to:
The OSD to Hon'ble Minister for Information Technology, Andhra Pradesh
The DC, VSEZ, Visakhapatnam
The PS to Principal Secretary to Hon'ble Chief Minister
The CEO, AP Economic Development Board
The Director, Airport Authority, Visakhapatnam
The LET & F (Employment) Department.
The Law (B) Department
The GM, DIC, Visakhapatnam
The ZM, APIIC, Visakhapatnam
The ZM, APIIC, Special Projects Zone, Visakhapatnam.
The P.S. to Secretary to Government & CIP
The PS to Secretary/Special Secretary to Government, IT, E&C Department
SC/SF

//FORWARDED:BY ORDER//

SECTION OFFICER